



208 Sheffield Road

Birdwell

Barnsley

S70 5TF

April 1st, 2016

RE APPLICATION NO. 2016/0169

LOCATION- LAND AT WENTWORTH STREET, BARNSELY, S70 5UN

Dear Mr Jenkinson (Head of planning and building control)

We are writing to object to the proposed plans for the land at Wentworth Street, Birdwell and the construction of 14 dwellings.

Our house backs directly on to this site and after seeking advice, we are informing you of the considerable adverse effects that we feel this will result in, both for us as homeowners and for the wider community as a whole.

Please find below a summary of the key points, which we have been advised are salient to your consideration of the plans.

1. Traffic and highway considerations.

Sheffield Road is an exceptionally busy road, irrespective of days of the week or times of the day.

Parking is already incredibly difficult, and particularly with the additional traffic visiting the Chinese food outlet on the corner of Wentworth Street, this causes significant concern and anxiety for us.

Cars are regularly parked in a precarious manner while visiting the takeaway, which is on a corner off a very busy road as previously mentioned.

People entering or exiting the proposed development will have their safety and visibility reduced as a result, and with the additional factor of motorists turning off Sheffield Road onto Wentworth Street, the likelihood of accidents would be significantly increased.

We have a driveway at the side of our house which we use daily, without exception. The three of us who reside in this house are all nurses and even at quieter times of the day, the access to our drive is regularly blocked or obstructed by both parked and moving cars.

The prospect of even more traffic trying to park in the vicinity is extremely dangerous in our opinion.

The speed at which some vehicles travel along Sheffield Road is far in excess of the speed limit, and makes it necessary for us to already rely on another member of the house being able to guide us out of the drive onto the main road.

To increase the volume of moving or stationary traffic is, in our opinion, both hazardous and reckless.

I would be happy to provide you with photographic evidence of the already excessive traffic in the immediate vicinity of the planned development.

We feel that highway safety will be compromised due to traffic generation, road capacity, means of access, visibility, car parking and the effect on cyclists and pedestrians.

Surely as a council, this is a primary concern for you.

2. Noise pollution

The location of our house, on such a busy road means that there is inevitably traffic noise. We have had to use the back bedroom as the master bedroom as a result of the significant traffic noise.

We can also hear motorway traffic from the M1 at peak times.

Despite this, there are some times when we are fortunate enough to be able to hear birds singing and enjoy the beautiful trees situated in our next door neighbour's garden.

To have other dwellings at the back of the house would increase the noise levels to one which we feel would be unacceptable, and which would have a significant impact on our health and well-being.

I invite you to visit our house and garden at a busy time and hear for yourself how this can impact on us, and then ask you to imagine how this would be even more difficult if we had residents immediately at the back of our house as well.

3. Reduction in enjoyment of our garden

Since moving into our house on July 4th 2014 we have spent a significant amount of time, energy and money to improve our outdoor area to the rear of the property.

The garden is so important to us as a result of the noise at the front of the house.

We feel very strongly that to erect dwellings so close to our garden is inconsiderate at best.

As qualified nurses, with over sixty years of collective experience working in mental health services, I cannot stress enough how detrimental the new development would be for us.

The evidence to support the impact of gardens and outdoor space on emotional health is extensive.

4. Light reduction

The new development would have a very negative impact on the light which we receive to our house and garden.

The planned development will affect the level of light which we have been able to access since moving here and the new houses in such close proximity to our house, would inevitably, have a negative impact on this.

This would affect our health, our garden enjoyment and have a potentially negative impact on the trees and shrubs in our garden.

We have a conservatory attached to the house which will give us less light, and less opportunity to access if the light is reduced.

We believe the development would cause substantial overshadowing and loss of light.

5. Wall and outbuildings maintenance

Our property has an existing boundary wall which will be in extremely close proximity to the proposed dwellings.

The wall is old and very aesthetically pleasing. It requires maintenance and upkeep as a result.

It will be much more difficult to achieve the regular inspection, maintenance and upkeep of this if we are unable to regularly access the area.

Our property also has brick built out buildings, of which the same concern arises.

6. Tree preservation order

Previously our garden had some very well established trees, which were subject to a tree preservation order dated August 17th, 2005.

Although the trees were chopped down prior to our purchase of the house, the root systems of the trees remain and we are concerned about the impact that excavation and building will have on these, and potentially the structure of our house.

We have replanted trees and plants in the garden and will seek further legal advice about the relevance of the tree preservation order as a result.

Our neighbours have beautiful trees in their garden which are subject to a tree preservation order.

Large trees have even larger roots, so we fear that any development will impact on the root stock of these trees either during or after construction.

7. Population density and community impact

Birdwell is already a busy and vibrant community. It is affected by noise and dirt pollution as a result of the number of residences and the busy highways.

We recognise that communities need to grow and develop, but to erect more houses in an area that is already highly populated causes us great concern.

We recognise that the plans have reduced the proposed number of dwellings to 14 from 16, but the site is a relatively small one and we are not confident that the potential environmental impact of this has been adequately considered.

As the new development matures, it will inevitably have an additional impact on the surrounding houses.

To state "there are no residential properties that will be significantly adversely affected by the proposals" as stated in the Design and Access statement is myopic and offensive when the proposed developers do not live in one of the properties that they have made a judgement will not be affected.

Good design should contribute positively to making places better for people. Design which is inappropriate in its context, or which fails to take the opportunities for improving the character and quality of an area and the way it functions should not be accepted.

8. Trees and wildlife

The Design and Access statement states that "there are no trees or water features on the site". This is incorrect, as there is a large Poplar tree situated on the site which is proposed for development.

Please clarify what will happen to the tree, and why the Design and Access statement has been received when it is not factually correct.

Please outline what steps will be taken to preserve the wildlife which now resides on the site, in such a built-up area it is of paramount importance that wildlife is considered.

9. Market Forces

The Design and Access statement states "the size of properties and accommodation proposed for the dwellings is considered appropriate for the location when assessed in relation to other residential developments in the locality and market forces"

We request additional information relating to this statement as a large proportion of houses recently sold in the area have been purchased for the "buy to let" market. Your letter informing us of the proposed plans states that "the council cannot take into account matters such as the effect of the proposal on individual property values" however the plans provide questions about the developers idea of what makes a diverse, sustainable and thriving long term community.

10. Site Development

The recent tidying up of the site by the developers has resulted in properties in very close proximity being affected by rats in their gardens. We have serious doubts about the developer's motivation to proceed in a collaborative and sensitive way, if the plans were to be approved.

11. Loss of privacy and overlooking

In the proposed plans, plot numbers 4-7 will have windows which look directly onto the back elevation of our property.

Our master bedroom and bathroom are on the back of the house. This will have a significant impact on our opportunities for privacy.

This overlooking applies equally to our house and our garden. I am sure that Barnsley Council will agree that gardens are considered an amenity to which you have the right to quiet and private enjoyment of.

12. Visual impact of the development

Due to the proposed plans, the view from our property will be adversely affected.

Currently we can look towards the distance and see green fields, hills and trees. The siting of these houses will reduce or remove this opportunity and will mean that our view from the front will be of a busy main road and houses and the view from the back will also be houses.

As a result of the points discussed in this letter, please formally register our objection to the proposed plans.

We extend an invitation to a representative of the planning department to visit our property to allow us to illustrate our objections at first hand.

In conclusion, we feel that we need to clarify that we consider ourselves to be rational, objective and intelligent members of the community.

It is the sense of pride and integrity in the local community that are amongst the key drivers in prompting us to express our significant concerns about the proposed plans for development.

We feel that the proposal would demonstrably harm the amenities enjoyed by local residents, in particular safe and available on street parking, privacy and the right to enjoy a quiet and safe residential environment.

Please acknowledge receipt of our objection letter and notify us when any decision has been made on the application.

Yours Sincerely,

A handwritten signature in cursive script, appearing to read "Keeley and Rowley".

Keeley, Keith and Jack Rowley

A handwritten signature in cursive script, appearing to read "J. Rowley".